

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT
for FEBRUARY 18, 2015 PLANNING COMMISSION MEETING

PROJECT #: **Annexation #15001**
Change of Zone No.05054B Prairie Village North Planned Unit Development (PUD)

Note: This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for each individual application.

PROPOSAL: To amend the existing Prairie Village North PUD by adding 22.5 acres and changing the zoning district from AG to R-3 PUD

LOCATION: N. 90th Street and Adams Street

LAND AREA: **Annexation** and Change of Zone: 22.5 acres, more or less

EXISTING ZONING: AG Agricultural

CONCLUSION: The area to be annexed and re-zoned is shown as part of the overall concept plan associated with the previously approved PUD. Subject to the recommended conditions of approval, these requests are in general compliance with the Zoning Ordinance and Comprehensive Plan.

RECOMMENDATION:

Annexation #15001

Change of Zone #05054B

Approval

Conditional Approval

PROPOSED CITY COUNCIL DISTRICT ASSIGNMENT: District #1

GENERAL INFORMATION:

LEGAL DESCRIPTION: See Attached

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE AND ZONING:

North:	AG Agricultural	Undeveloped
South:	AG Agricultural	Acreage development
East:	AG Agricultural	Undeveloped
West:	R-3 Residential	Single-family and attached single-family

HISTORY:

October 16, 2014 AA#14026 to revise the lot and street layout and show grading/drainage and street profiles for the concept area was approved by the Planning Director.

February 5, 2007 AN#06021 and CZ#05054A Prairie Village North PUD was approved by the City Council.

March 2005 CZ#05054 Prairie Village North PUD was approved by the City Council

COMPREHENSIVE PLAN SPECIFICATIONS:

Distribute and preserve affordable housing throughout the community to be near job opportunities and to provide housing choices within existing and developing neighborhoods. (p.7.2)

Provide a wide variety of housing types and choices for an increasingly diverse and aging population. (P.7.2)

Encourage a mix of housing types all within one area. (P.7.10)

The 2040 Lincoln Area Future Land Use Plan identifies this area as Residential-Urban Density. (P.12.3)

The ANNEXATION POLICY- page 12.14 of the 2040 Comprehensive Plan.

Annexation policy is a potentially powerful means for achieving many of the goals embodied in the Plan's Vision. Annexation is a necessary and vitally important part of the future growth and health of Lincoln. The annexation policies of the City of Lincoln include but are not limited to the following:

The provision of municipal services must coincide with the jurisdictional boundaries of the City – in short, it is not the intent of the City of Lincoln to extend utility services (most notably, but not necessarily limited to, water and sanitary sewer services) beyond the corporate limits of the City.

The extension of water and sanitary sewer services should be predicated upon annexation of the area by the City. City annexation must occur before any property is provided with water, sanitary sewer, or other potential City services.

To demonstrate the City's commitment to the urbanization of land in Tier I Priority B, the City should annex land that is contiguous to the City and generally urban in character, as well as land that is engulfed by the City. Land which is remote or otherwise removed from the limits of the City of Lincoln will not be annexed. Annually the City should review for potential annexation all property in Priority B for which basic infrastructure is generally available or planned for in the near term.

Annexation generally implies the opportunity to access all City services within a reasonable period of time.

UTILITIES: All utilities are available to serve this development.

TRAFFIC ANALYSIS: Adams Street is classified as a minor arterial

PUBLIC SERVICE:

The nearest fire station is located at Touzalin Avenue and Fremont Street.

The nearest elementary school is Kahoa located at 7700 Leighton Avenue.

ANALYSIS:

1. This is a request to amend the Prairie Village North PUD by annexing approximately 22.5 acres and change the zoning from AG to R-3 PUD. The amended PUD will increase the allowed density by 155 dwelling units, bringing the total allowed to 1,218. With the 22.5 acres addition, the overall PUD will be 222.17 acres.
2. The previous site plan for this PUD had shown the area of this application as conceptual. Although the area was shown as conceptual, details concerning lot layout, street layout and grading/drainage issues were evaluated for overall feasibility.
3. The only change to the PUD is for the new annexed area shown as Amended Limits on the site plan. There are no changes to the approved plan for the remaining area of the PUD.
4. All previous waivers will apply to this application. Waivers for the R-3 District were granted to reduce the minimum lot width to 35 feet and the front yard setback to 15 feet for single family lots.
5. The area of annexation and change of zone are shown as urban residential in the future land use plan.

Prepared by:
Tom Cajka
Planner

DATE: February 4, 2015

APPLICANT: Starostka-Lewis
429 Industrial Lane
Grand Island, NE 68803
402-499-4793

OWNER: Same as applicant

CONTACT: Mike Eckert
Civil Design Group
8535 Executive Woods Drive Suite 200
Lincoln, NE 68512
402-434-8494

**ANNEXATION NO. 15001
and
CHANGE OF ZONE NO. 05054B**

**CONSENT AGENDA
PUBLIC HEARING & ADMINISTRATIVE ACTION
BEFORE PLANNING COMMISSION:**

February 18, 2015

Members present: Lust, Hove, Beecham, Cornelius, Corr, Harris, Sunderman, and Weber; Scheer absent.

The Consent Agenda consisted of the following items: **ANNEXATION NO. 15001 and CHANGE OF ZONE NO. 05054B; CHANGE OF ZONE NO. 05061B, PRE-EXISTING PERMIT USE PERMIT NO. 3AE, and USE PERMIT NO. 15002.**

There were no ex parte communications disclosed.

At the request of Corr, Item 1.4, Use Permit No. 15002, was removed from the Consent Agenda and had separate public hearing.

Hove moved approval of the remaining Consent Agenda, seconded by Beecham and carried 8-0: Lust, Hove, Beecham, Cornelius, Corr, Harris, Sunderman, and Weber; Scheer absent.

Note: This is final action on Pre-Existing Use Permit No. 3AE and Special Permit No. 15004, unless appealed to the City Council within 14 days.

PROPOSED ANNEXATION
AN#15001

LOT 47

LOT 48

LOT 27

OUTLOT 'C'

OUTLOT B

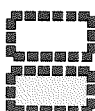
OUTLOT A

ADAMS

Adams St

NE ROW

Legend



Existing City Limits

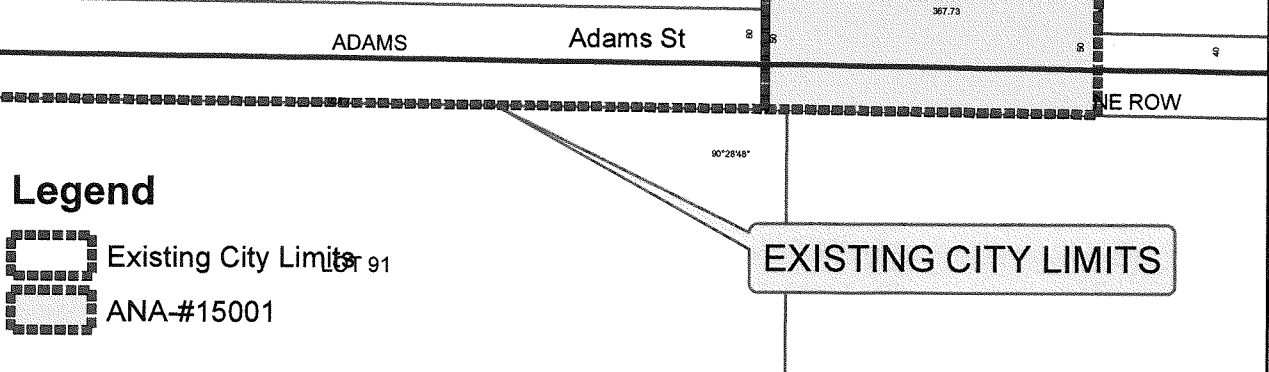
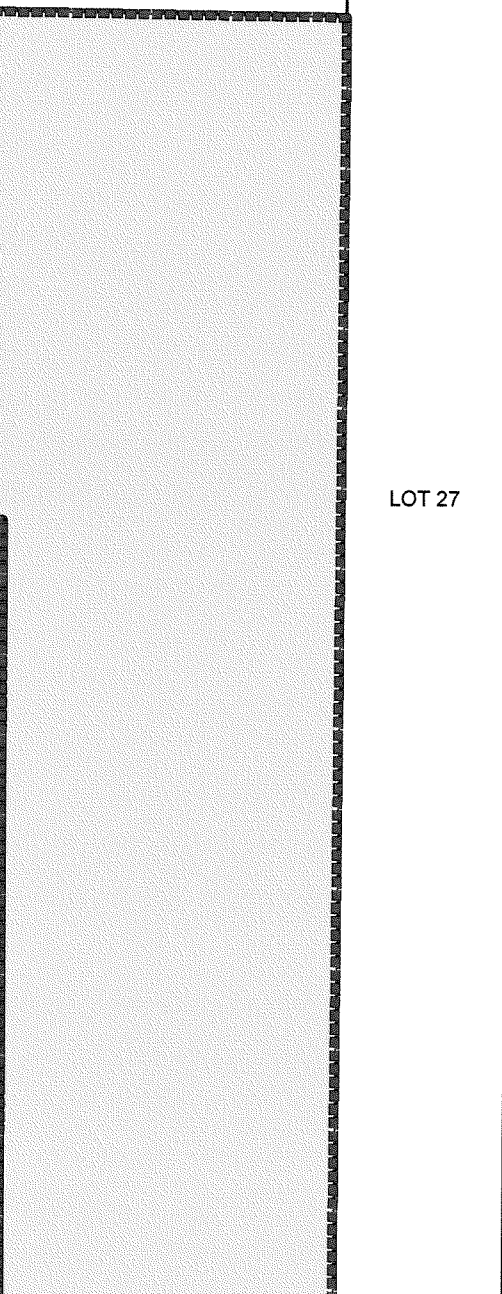
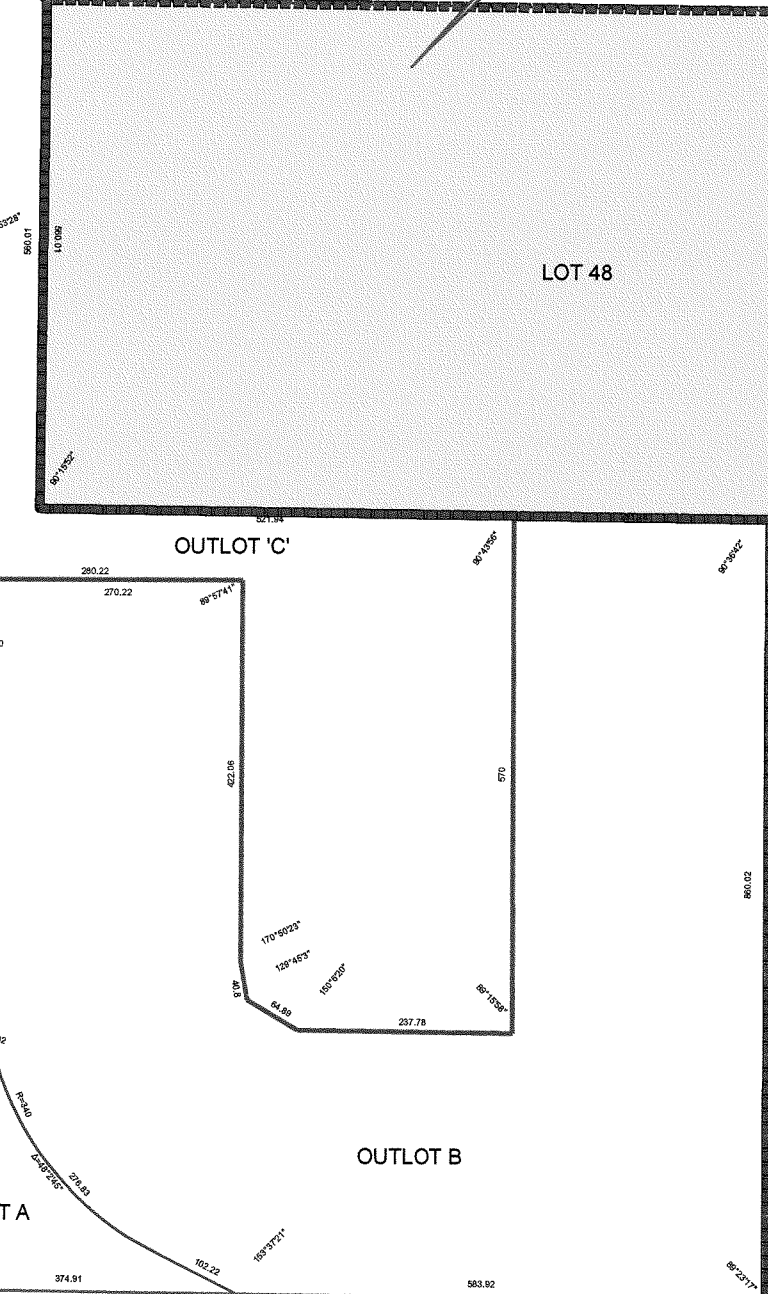
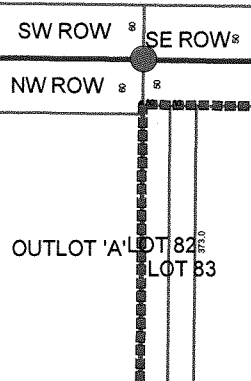
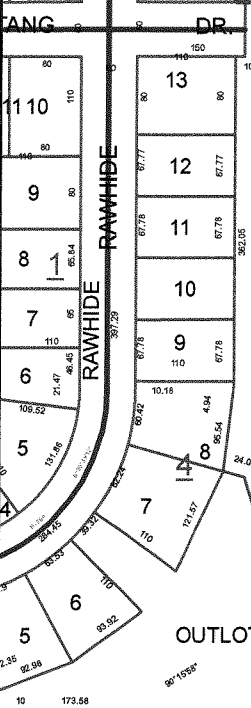
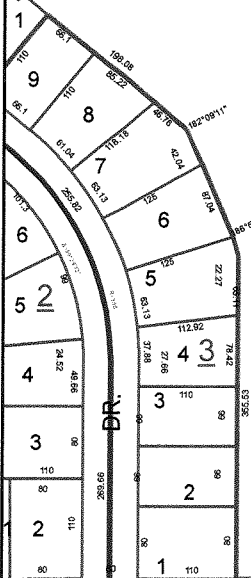
ANA-#15001

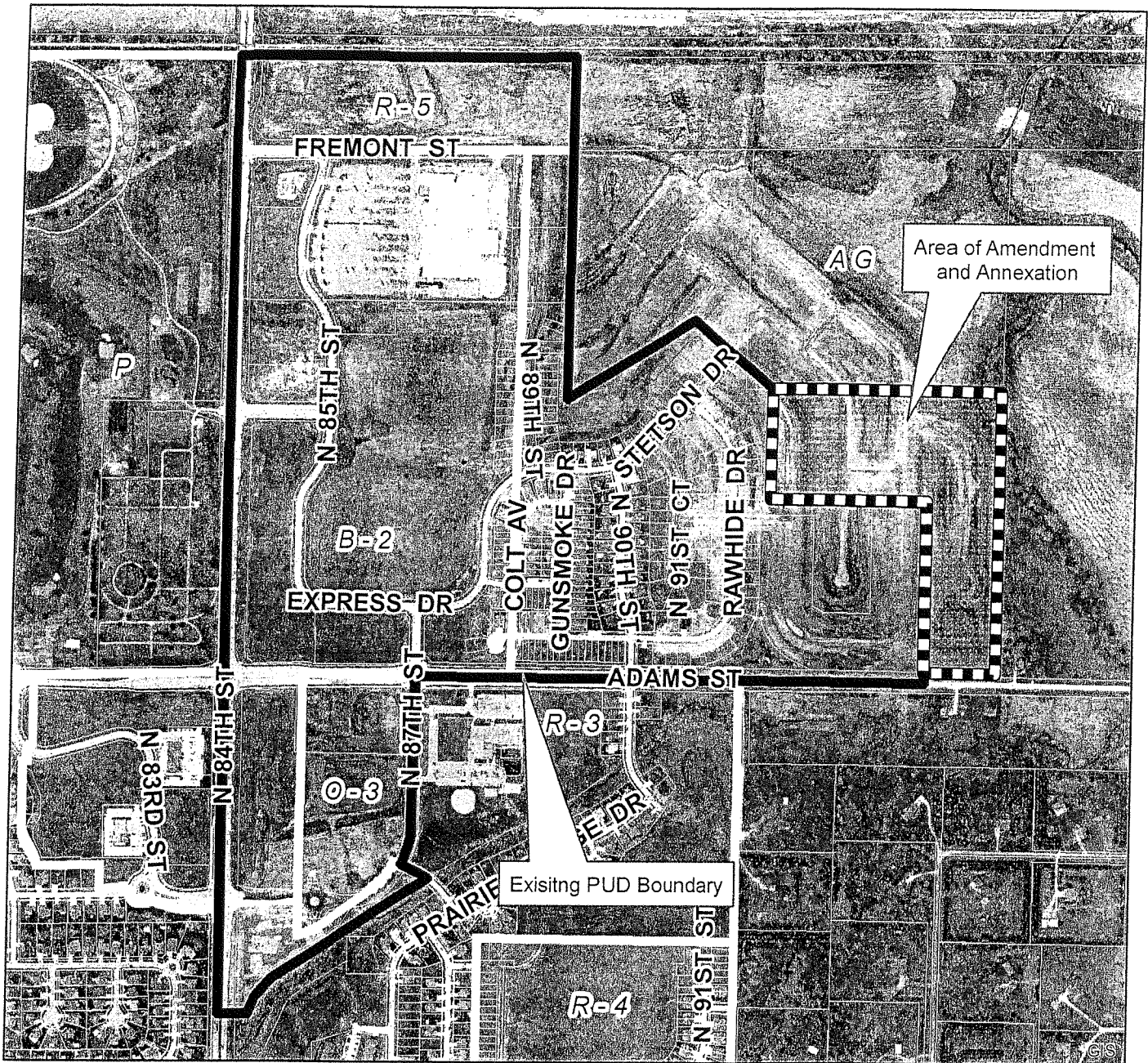
EXISTING CITY LIMITS

LOT 44

OUTLOT 'B'

N

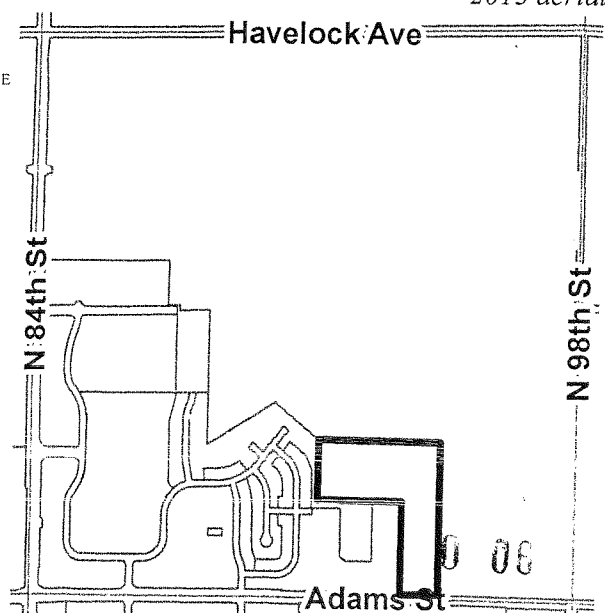
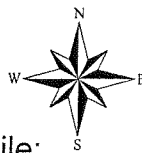
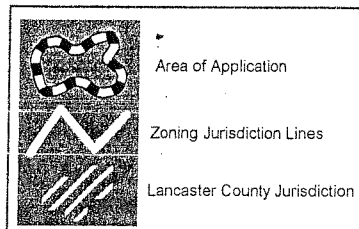




**Change of Zone #: CZ05054B &
Annexation #: AN14005
Prairie Village North
N 94th & Adams St
Zoning:**

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile:
Sec. 11 T10N R07E



2013 aerial

CHANGE OF ZONE AG TO R-3 PUD AND ANNEXATION LEGAL DESCRIPTION

Legal description of a part of Lot 48 I.T., located in the Southeast Quarter of Section 11, Township 10 North, Range 7 East of the Sixth P.M., Lincoln, Lancaster County, Nebraska and more particularly described as follows:

Beginning at the Southeast Corner of Lot 48 I.T., said point being on the North 50.00' Right-of-way Line of Adams Street thence Northerly on the East line of Lot 48 and on the East Line of the West Half of the Southeast Quarter of Section 11 and on an assumed bearing of N 00°22'02" E for a distance of 1429.99'; Thence N 89°18'20" W for a distance of 1175.19' to point on the Westerly Line of Lot 48; Thence on the Westerly Line of Lot 48 the following courses; S 00°25'48" W for a distance of 560.01'; Thence S 89°18'20" E for a distance of 803.72'; Thence S 00°04'58" W for a distance of 870.02' to the Southeast Corner of Lot 48, said point also being on the North 50.00' Right-of-way Line of Adams Street; Thence on the South Line of Lot 48 and the North 50.00' Right-of-way Line of Adams Street, S 89°18'19" E for a distance of 367.76' to the **Point of Beginning** and having a calculated area of 22.50 acres more or less.

Subject to any and all easements and restrictions of record.

DWG: F:\Projects\2015\20150016\150016_PUD\150016_coz.dwg
DATE: Feb 25, 2015 8:39am
USER: Jill Schuerman
XREFS:

drawn by: jds
checked by: -
project no.: 2015-0016
date: 02/25/2015

CHANGE OF ZONE & ANNEXATION EXHIBIT
PRAIRIE VILLAGE NORTH
LINCOLN, NEBRASKA

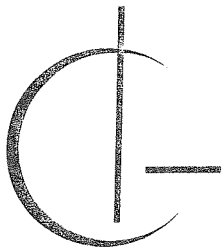


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CONSULTING ENGINEERS • LAND USE PLANNERS
CIVIL DESIGN • SITE DEVELOPMENT • PLANNING AND ZONING

EXHIBIT

2 of 2



Civil Design Group, Inc.

Consulting Engineers & Land Use Planners
Civil Design • Site Development • Planning & Zoning

www.civildg.com

January 21, 2015

Mr. David Cary, Acting Director
City of Lincoln /Lancaster County
555 South 10th Street, Room 213
Lincoln, NE 68508

**Re: Annexation Request and Amendment to Prairie Village North PUD #05054B
CDG Project No. 2015-0016**

Dear David:

On behalf of Starostka Lewis, LLC., we submit an application to Amend the Prairie Village North PUD by annexing an additional 22.50 acres of adjacent land. This land will be occupied by single family homes.

In conjunction with this submittal we submit the following information:

Planned Unit Development Application
Planned Unit Development Filing Fee - \$3,762.00
Plans will be uploaded to ProjectDox

I hope that this letter in conjunction with the plans provide you with enough information to review this annexation request and PUD amendment. In an effort to facilitate the review process, please feel free to call me at (402) 434-8494 so that I can address any questions you may have.

Sincerely,

Mike Eckert, AICP

Encl

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